



NORFOLK

CITY PLANNING COMMISSION MEETING AGENDA

August 13, 2015

12:30 PM – City Planning Commission lunch

1. Roll Call

2. Design Review Items (1:00 PM)

A. Private Projects Action

1. 759 Granby Street—Work Release

Applicant: C. Arthur Rutter

Project Request: Outdoor dining encroachment—Table awnings

Project Summary: The applicant is proposing freestanding awnings above the tables in the outdoor dining areas. The black canvas awnings will be fastened to a black metal two inch square frame that has a slight pitch towards the curb to shed water. Perforations are also in the canvas to prevent uplift from the wind. A thirty inch fabric return is proposed for the both ends. The overall dimensions are eight feet wide by three feet deep and eight feet in height. A steel plate bolted to the sidewalk secures the frame.

ARB Recommendation: By a vote of 8-0-1, the ARB recommends approval for the application as presented with the following recommendation:

- Add weights to the flaps to minimize their ability to blow around.

B. Public Projects Action

1. 3151 Kimball Terrace—Grandy Village VI

Applicant: Robb Pappas

Project Request: New construction residential (71 units)

Project Summary: The ARB reviewed this application at the April 20, 2015 meeting. The concerns at that time were: the design lacked articulation; the materials lack variation; and the design also appeared to look like public housing.

The applicant has retained the massing and footprint but has made the following changes: *Building Type I:* Added rounded dormer vents to the roof of the second and fourth bays on both the front and rear elevations; went to a round gable vent in the wall dormers; converted the front porch roof to flat on the second and fourth bays; made both the front and rear elevation of the third bay brick; and changed the porches on the end elevations to be wider, have a hipped roof and added railings.

Building Type II: Replaced the roof dormer with a wall dormer at the center unit on both the front and rear elevations; replaced the vertical wall dormer vents with rectangular vents; widened the front porches on the first and fifth units; changed the roof style on the porches from front gables to hipped on the first, third and fifth units; and added brick to the second floor of the second, third and fourth units on both the front and rear elevations.

Building Type III: Replaced the roof dormer with a wall dormer at the center unit on both the front and rear elevations; replaced the vertical wall dormer vents with round vents on both the front and rear elevations; removed the triangular vented dormers on the rear of the second and fourth units; widened the front porches on the first and fifth unit; changed the roof style on the porches from front gables to hipped on the first and fifth units; added brick to the second floor of the end units on all three elevations; and increased the window height of two of the windows on the end units.

Building Type IV: Replaced the roof dormer with a wall dormer at the center unit on both the front and rear elevations; replaced the vertical wall dormer vents with round vents on both the front and rear elevations; replaced the triangular vented dormers on the front and rear of the second and fourth units with round dormers; widened the front porches on the first and fifth unit; changed the roof style on all of the front porches from front gables to hipped; changed the color of the horizontal siding to the second floor of the end units on all three elevations; and increased the window height of two of the windows on the end units.

Building Type V: Added triangular vented dormers to the second and fourth units in the front; installing the round vented dormers in the back on the second, third, and fourth units; remove the wall dormer on the third unit; changed the roof style of the front porches on the second and fourth units from front gables to hipped; and increased the window height of second floor center windows on the end units.

Duplexes and TMC-CRO office remain unchanged. There is an overall increase of the use of brick from 60.2% to 75%. The application also includes the proposed site lighting which is a traditional style pole light with LED illumination. There is a playground area proposed. The landscaping design has not been submitted but, the plantings have been selected to tolerate full sun, drought and soil moisture.

ARB Recommendation: By a vote of 9-0, the ARB recommends approval for the development as presented with the following recommendation:

- For the porches that have the flat roofs, add enough detail and depth so they do not appear too flimsy and unbalanced.

2. 1481 Tidewater Drive—Olde Huntersville

Applicant: John E. Alford, City of Norfolk

Project Request: “Olde Huntersville” neighborhood sign

Project Summary: The neighborhood sign measures 26’-0” in width by 6’-7” in height and 3’-0” in depth overall. The sign is curved and is proposed to be red brick with a pre-cast cap and sign area. Black, anodized aluminum, 12” high letters are pinned to the precast area. The letters shall be back lit with LED’s.

A landscape buffer is proposed around the base and continues in an “S” pattern from the end of the sign. The proposed plantings are as follows: Lavender Vista Daylily (85); Little Richard Abelia (9); soft Touch Holly (7); Golden Rocket Barberry (21); Daruma Loropetalum (9).

ARB Recommendation: By a vote of 9-0, the ARB recommends approval for the neighborhood sign and landscaping as presented with the following recommendation:

- Add contrasting brick around the precast that has the letters pinned to it for better definition;
- Add flashing on top with weep holes on the bottom for drainage.

3. Presentations

- A. Healthy Communities Initiative – Paula Shea, AICP, Principal Planner; Lindsay Hoolehan, Planning Intern
- B. CRS Program Update – Robert Tajan, AICP, CFM, Zoning and Floodplain Administrator
- C. Zoning Ordinance Update Process – Jeremy Sharp, AICP, Principal Planner

4. Public Hearing Preview

5. Director’s Comments

- A. Council Actions

6. Comments from Commissioners

7. September 2015 Meeting Schedule

Wednesday September 9, 2015	1:00 PM Zoning Field Trip
Thursday, September 10, 2015	1:00 PM Regular Meeting
Thursday, September 24, 2015	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:

www.norfolk.gov/Planning/designreview.asp